

## **Roland Park E-letter**

Civic League President's E-letter  
November 17, 2008

To the Roland Park Community:

Over the past two weeks, the Civic League has been informed by Mr. Frank Harvey ([www.fmharvey.com](http://www.fmharvey.com)) current co-owner of the property at 4301 Roland Avenue (formerly termed the Marianist site) of his intent to sell the land to the Capital Funding Group (<http://www.capfundinc.com/>) for the purpose of building a 63-bed memory-care facility.

We only have initial information, which we are reviewing.

We are informed that the proposed facility would contain 47,000 square feet and that there would be parking for 31 cars. We understand that Capital Health Group (owned by Capital Funding Group) would manage the development and that The Peregrine Group (<http://www.peregrinecompanies.com/default.htm>) would operate the facility.

Mr. Harvey states that the property is currently zoned R-6 with a portion zoned R-4. He further states that "the residents of the building will not have cars. The only traffic will be of the employees, if they drive, and visitors. Deliveries will be on the apartment building side for food, etc. There will be an interior courtyard open to above. This will be where the residents go to be outside. There will also be interior porches open to the courtyard. We would like to start the project in the spring of 2009 and construction will take approximately 12 months."

Initial information and plan layouts have been placed on the Roland Park web site at <http://www.rolandpark.org/Marianist>.

The initial information is being reviewed by the Civic League Land Use Committee. Once this review is completed, we will schedule for the developers to present to the Civic League and we certainly welcome community attendance at the meeting. For electronic updates concerning this project, please be sure you are registered to receive web site e-newsletters (go to <http://www.rolandpark.org/cgi/mlm/subscribe.cgi>) and *if you are interested in getting involved with this project*, please send an e-mail to [rpcommunication@rolandpark.org](mailto:rpcommunication@rolandpark.org).

Philip Spevak  
President, Roland Park Civic League